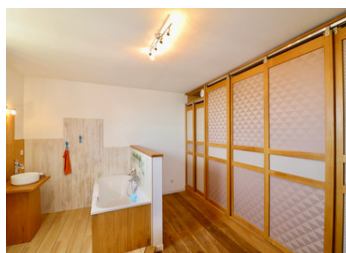
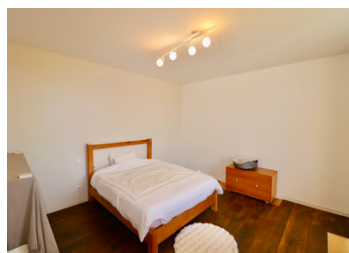
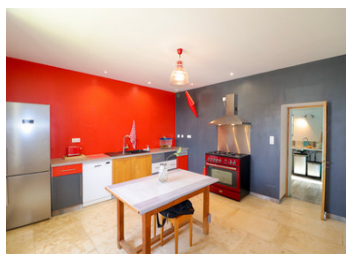


Beautifully renovated 2-3 bed village centre property near the historic market town of La Rochefoucauld.



## INFORMATION

Town:	Yvrac-et-Malleyrand
Department:	Charente
Bed:	3
Bath:	2
Floor:	120 m <sup>2</sup>
Plot Size:	850 m <sup>2</sup>



## IN BRIEF

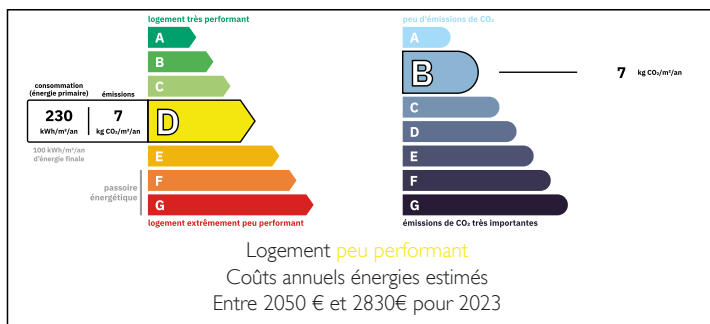
Lovely stone property in the centre of the village of Yvrac in the eastern Charente and within easy reach of the historic market town of La Rochefoucauld.

Comprises a 2-3 bed semi-detached house of 120m<sup>2</sup> habitable space, adjoining building of 35m<sup>2</sup> floor space to renovate and an attached garden of about 700m<sup>2</sup>.

The house, renovated 2012-2103, has been completely redone to create a very comfortable home over three levels. It includes spacious ground floor reception rooms, 2-3 bedrooms, 2 bathrooms, 3 lavatories and a laundry/utility room.

Outside, there is private parking in front of the house as well as public parking in the village centre, near the adjoining church and mairie.

## ENERGY - DPE



A well-maintained garden is on one side of, and

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Entering this west-facing house through takes you into an entrance hallway (7m<sup>2</sup>) with a tiled floor laid with large rectangular tiles, with the kitchen/dining room on your left and salon on your right. Ahead of you a lovely wooden staircase leads to the upper floors. Under this staircase is a small lavatory with washbasin and small window - all available space has been put to good use!

The tiled floor continues into the spacious kitchen/dining room (20m<sup>2</sup>) with a large window, and granite sink set just below it, overlooking the front of the property and with access to a utility room/laundry (11.5m<sup>2</sup>) at the back of the house. This utility room has a wooden parquet floor, a large stone fireplace (now closed off), a corner shower and access, through a floor to ceiling glazed door, to the back garden.

The salon (20m<sup>2</sup>) also has the same tiled floor and large window with front views. All of the ground floor has electric underfloor heating.

Going up the old wooden staircase takes you to the first floor and a corridor (8.5m<sup>2</sup>) with a bedroom (19.5m<sup>2</sup>) on your left and large bathroom (20m<sup>2</sup>) with dressing room on the right. Both have views over the front. The bathroom has a raised bathtub in the centre, a washbasin and a walled off lavatory. Thick oak floorboards are in all rooms with more nicely finished woodwork on the floors, walls and cupboards.

Continuing to the second floor takes you...

## LOCAL TAXES

Taxe foncière:	400 EUR
Taxe habitation:	EUR

## NOTES